



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION IX  
75 Hawthorne Street  
San Francisco, CA 94105

Addressees

RE: M. Stephens Manufacturing  
8420 Atlantic Avenue  
Cudahy, California  
EPA ID #: CAN00090569

Dear Addressees:



Enclosed is the Site Investigation Report for the M. Stephens Manufacturing site, which is officially located at 8420 Atlantic Avenue, Cudahy, Los Angeles County, California. The Site Investigation was conducted by the U.S. Environmental Protection Agency (EPA) under Section 104(a) of the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9604(a), commonly known as Superfund. The investigation took place in November 2015.

The purpose of the Site Investigation is to determine whether a site will qualify and benefit from inclusion on the National Priorities List (NPL) under Superfund.

Based on currently available information, which is contained in the enclosed Site Investigation Report, EPA has determined that the Site is not eligible for further Federal consideration for listing on the Superfund National Priorities List.

If you should have any questions or comments on this report, please contact Matt Mitguard, Site Assessment Manager, at (415) 972-3096.

Sincerely,

   
for M. Clements  
9/29/17  
Mindy Clements, Chief  
Brownfields and Site Assessment Section

Enclosure:

ADDRESSEES:

Robert Tsay  
Lily Lin  
Site Owner Representatives  
Tssay J & R, LLC  
Patata Investments, LLC  
2900 N San Fernando Blvd.  
Burbank, CA 91504

Jose E. Pulido, City Manager  
Site Owner Representative  
City of Cudahy  
5220 Santa Ana Street  
Cudahy, CA 90201

Javier Hinojosa  
CA Department of Toxic Substances Control  
9211 Oakdale Avenue  
Chatsworth, CA 91311-6505

U.S. Environmental Protection Agency, Superfund Records Center  
c/o Matt Mitguard  
USEPA - Superfund Division  
75 Hawthorne Street, SFD-6-1  
San Francisco, CA 94105

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## REMEDIAL SITE ASSESSMENT DECISION – EPA Region 09

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**Site Name:** M STEPHENS

**Alias(es):** COUNTY OF LOS ANGELES - REDEVELOPMENT SITE

**City:** CUDAHY

**County or Parish:** LOS ANGELES

**State:** CA

**Refer to Report Dated:** 09/26/2017

**EPA ID:** CAN000909569

**Report Developed By:** Weston Solutions

**State ID:**

**Report Type:** Site Inspection #001

**Decision Date:** 09/26/2017

☒ **1. Further Remedial Site Assessment Under CERCLA (Superfund) is not required because:**

NFRAP-Site does not qualify for the NPL based on existing information

☐ **2. Further Assessment Needed Under CERCLA.**

☐ **3. Remedial study/cleanup needed.**

### Decision/Rationale:

The M. Stephens Manufacturing (M. Stephens) site is officially located at 8420 Atlantic Ave., Cudahy, Los Angeles County, California. The site comprises eight County parcels and multiple additional addresses are associated with the site. The approximately 6 acre site is located in an urban industrial area. The site is located less than one-quarter mile from residential properties.

Between the late 1940s and the mid-1980s, historical operations at the site included metal fabrication, electric parts manufacturing, and tool manufacturing. From the mid-1980s through 2003, the site was used by the M. Stephens Manufacturing Company for die-cast electrical parts manufacturing. Since 2003, no significant operations have been conducted at the site. The southeastern approximately 3 acres of the site are owned by the City of Cudahy.

Three underground storage tanks (USTs), a hydraulic car-hoist, and a subgrade clarifier were historically located on site. The USTs were reportedly used to store petroleum products. By 1995, all three USTs and the car-hoist had been removed from the site. The clarifier was removed in 2007. Waste containing tetrachloroethylene (PCE) was historically generated at the site. No additional information is known regarding specific on-site historical operations, hazardous substances, or hazardous substance management practices.

In 2005, a private party interested in acquiring the property conducted a subsurface soil investigation at the site. PCE was identified at low, but detectable, concentrations in shallow soil adjacent to the former clarifier. No additional elevated concentrations of metals or volatile organic compounds (VOCs) were reported during the investigation. No soil vapor or groundwater samples were collected during the investigation.

Prior to the 2015 Preliminary Assessment (PA), the U.S. Environmental Protection Agency (EPA) has had no historical involvement with the site. With the exception of a leaking UST case and various discharge permit requirements related to the former clarifier, no state or local regulatory agency has had any significant historical involvement with the site.

In November 2015, Weston Solutions, Inc. (WESTON), on behalf of EPA, conducted the SI at the site. During the SI, WESTON collected soil matrix source samples at depths up to 15 feet (ft) below ground surface (bgs) from nine on-site borings, collected groundwater release samples at depths up to 128 ft bgs from three on-site borings and one off-site boring, and collected secondary objective groundwater samples from two on-site and two off-site borings.

On-site soil samples collected during the SI investigation exhibited concentrations of metals, specifically antimony, barium, cadmium, and lead, and VOCs, specifically PCE, that exceeded the site-specific action levels. However, the

**Decision/Rationale (Continued):**

exhibited concentrations only slightly exceeded action levels, were identified in only a limited number of the samples, and were all collected from near surface (i.e., 2 ft bgs) depths.

Groundwater release samples collected during the investigation exhibited elevated concentrations of metals and VOCs. Maximum concentrations include arsenic at 13 micrograms per liter ( $\mu\text{g/L}$ ) and trichloroethylene (TCE) at 29  $\mu\text{g/L}$ . The federal Maximum Contaminant Levels (MCLs) for arsenic and TCE are 10  $\mu\text{g/L}$  and 5.0  $\mu\text{g/L}$ , respectively.

The results of this SI did not identify any significant hazardous substance source areas at the site. Furthermore, the data suggest that it is unlikely that historical on-site operations have significantly impacted shallow groundwater beneath the site.

The results of this SI did not identify any significant hazardous substance source areas at the site. Furthermore, the data suggest that it is unlikely that current or historical on-site operations have significantly impacted shallow groundwater beneath the site. M. Stephens Manufacturing is not eligible for listing on the National Priorities List, therefore, unless new information becomes available, no further action by USEPA is warranted.

**Site Decision Made By:** M. Mitguard

**Signature:** 

**Decision Date:** 09/26/2017